



## TENDER ADDENDUM

### Professional Services for LeBreton Flats District Energy System Implementation – Owner’s Representative

ES034

August 31, 2023

#### ADDENDUM No. 2

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The following questions and answers shall be read in conjunction with and shall form an integral part of the Tender / Proposal and Contract Documents:

- **Question 4:** Section 2 – Please clarify if there a specific definition for "net-zero" to be followed. As well, will the District Energy System (DES) need to be net-zero from Day 1 of operation, or is there an expectation that net-zero can be reached in a phased approach as load grows?

**Answer 4:** It is expected that the DES be net-zero emissions on an annual basis and not use fossil fuels during regular operation. The LeBreton Flats Community Energy Plan identifies the potential of requiring district-level peak combustion, but this should be analyzed as part of the feasibility study. The intent of the feasibility study is to work through options for achieving net-zero emissions including whether there needs to be a phased approach to implementation to accommodate the development phases for LeBreton Flats as they occur. It is more likely, however, that the DES comes online after some development has occurred and so the expectation would be that the system could be net-zero from Day 1 of its operation.

- **Question 5:** Section 3.2 – Is it expected that the 665 Albert St SEE be integrated into the overall DES, or is it seen as a standalone system?

**Answer 5:** The intention of this RFP is to secure a Consultant to provide feasibility analysis and guidance to procure a District Energy System (DES) developer and operator for LeBreton Flats. The NCC does not have a preferred approach or solution for the project and will be looking to the Consultant to provide recommendations. It is possible that the 665 Albert St. SEE will have some additional capacity to consider as part of the system, however, this is not confirmed and is currently being designed as a standalone system for the development on that site. The NCC would like the Consultant to consider the feasibility of using existing and planned DES in the vicinity as part of the solution, however, there is no requirement for those to be part of the proposed solution.

- **Question 6:** Section 4.2 – There is mention of “open loop and closed loop”. This assumes geexchange as a resource option. What level of existing subsurface geotechnical information will be provided? Please clarify if subsurface investigation is expected to be included as part of this RFP response (e.g. is drill testing expected to be included in the financial proposal)

**Answer 6:** There is an assumption that geexchange is an option for the LeBreton Flats development. Some technical studies are available for the site and the key documents have been included in “Section 8: Available Information” should Proponents wish to look at this in advance of the close of the RFP. As

outlined in Section 4.2 it is expected that the Consultant identify “A list of further site investigations that might be required to pursue the preferred option. This list should include the investigation(s) to be done, the discipline(s) needed to carry it out, when they would need to happen, and order of magnitude costing to complete the work.” It is possible that, depending on the nature of the further studies identified and who it is recommended conduct these studies, that these studies be completed prior to the concept design and Class D budget. It is not expected that pricing for any further investigations be identified in this submission.

- **Question 7:** Section 4.2 – Please clarify if a Business As Usual (BAU) baseline required? (The RFP seems to indicate only DES options allowed.) If required, what would be the BAU for economic viability comparison?

**Answer 7:** A Business As Usual (BAU) baseline is not required as part of this project. The LeBreton Flats Community Energy Plan used a building-level, closed-loop ground sourced heat pump for comparison and this should continue to be used as the baseline. The feasibility study should only be looking at DES options.

- **Question 8:** Section 4.2 – What are some of the factors to use in the financial pro-forma, e.g. term, escalation, wacc, etc? Please advise if it is to be an annualized life-cycle screening or NPV analysis?

**Answer 8:** The Consultant will be expected to propose appropriate factors based on experience with similar work. These factors should be appropriate for evaluating the financial viability of the proposed solutions recognizing that the desired deliverable is a Class D budget. The Proponent should list their assumptions in their proposal.

- **Question 9:** Section 4.2 – Please clarify what the feasibility study analysis is based on for class of costs? The concept design is indicated to be a Class D. Is the feasibility study also a Class D screening analysis?

**Answer 9:** The Feasibility Study should provide sufficient information and analysis to lead to the development of a Concept Design and Class D budget.

- **Question 10:** Section 4.3 – Can the client provide further details and share any criteria on selection of preferred option of feasibility study that moves to Concept Design?

**Answer 10:** Proponents should refer to Section 4.2 for the criteria and expectations for the feasibility study to inform a preferred option. The feasibility study is to assess the technical feasibility and financial viability of the proposed solution(s) that can be used in the development of a concept design and class D budget outlined in Section 4.3.

- **Question 11:** Section 4.7 – Are there any requirements for the GANTT chart to be met (e.g. specific type, MS Project, digital/pdf, hard copy)? As well, is it to be provided for all phases (e.g. Study, Preferred Concept, etc.)?

**Answer 11:** There are no specific requirements for the GANTT chart. The intention is that the GANTT chart will be used as a tool to track project deliverables and durations across all phases. The style should clearly communicate these objectives as it will be used as a project management tool to track project progress. As outlined in Section 4.7, the Consultant will meet twice monthly with the project team and so the GANTT chart should be in a format that can be easily shared and updated.

- **Question 12:** Can you please provide some clarification on the below scoring guidance on Page 2 of the Technical Criteria evaluation? *The Proponent or a member of the Proponent's joint venture must have*

*direct experience with the projects. Past project experience from entities other than the Proponent will not be considered in the evaluation unless these entities form part of a joint venture. Indicate those projects which were carried out in joint venture and the responsibilities of each of the involved entities in each project. Can you please clarify that the term 'Proponent' is inclusive of all sub-consultants, if not in an official joint-venture?*

**Answer 12:** The term 'Proponent' is inclusive of all sub-consultants the Proponent may retain on its team or a member of the Proponent's joint venture.

- **Question 13:** Section 3.1 – Please clarify if it is expected the DES will be the primary source of heating and cooling of the buildings at LeBreton Flats, or will buildings be allowed to also generate internally? The question refers to whether individual buildings will be allowed to pursue their own GHG targets with low carbon heating and cooling within their own building (i.e to put in building level Air Source Heat pumps, electric boilers, etc. to offset the DES supply.) Multiple hybrid DES-BAU models are more involved to model, they also take away energy from the DES and make the economics of the DES more challenging.

**Answer 13:** The DES will be the primary source of each building's heating and cooling generation and it is expected that all buildings will connect to the DES. There is a requirement that any buildings developed prior to the implementation of the DES be DE Ready in addition to meeting the Canada Green Building Council's Zero Carbon Building - Design Standard. The DE Ready Framework outlined in Section 4.4 is an important component of the project that will provide developers with the information they need to be able to connect to the DES when it's ready.

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